

VILLAGE OF NORTH UTICA

801 South Clark Street

North Utica, IL 61373

Planning Commission

Public Hearing

March 8, 2017

www.utica-il.gov

AGENDA

- I. 6:00 p.m. Call to Order
- II. Pledge of Allegiance
- III. Roll Call
- IV. Public Hearing - 6:00 pm:
 - 1.) Petition of Matthew M. and Jennifer L. Cetwinski Owners, seeking the Approval of an amendment to the Village Zoning Ordinance for Variances for the purpose of the Construction of an attached Private Garage in the R-1 District. The tract of land located at 815 Burgess Dr., Utica, IL.
 - a) A variance to allow not less than two thousand one hundred and forty (2140) square feet in total area of garages and accessory structures
 - b) Such other variances as may be necessary to allow the intended construction.
- V. Discussion and Possible Recommendations of the Planning Commission regarding:
 - a) Granting of Variances as may be necessary to allow the intended construction of an Attached Private Garage on property located at 815 Burgess Dr., Utica, IL.
- VI. Consideration of Approval of Minutes: 8-04-16
- VII. Old / New Business
- VIII. Public Comment
- IX. Adjournment

POSTED 03-06-17

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MINUTES

At 6:00 pm the Planning Commission Meeting was called to Order by Chairman Tom Guttilla who then led the Pledge of Allegiance. Present at the meeting were Members Dennis Hamilton, Warren Munson, Roy Chapman and Matt Cetwinski. Members Doug Gift and Bill Fry were absent. Village Attorney Herb Klein and Village Engineer Kevin Heitz were also present.

Public Hearing – Petition of Matthew M. and Jennifer L. Cetwinski Owners, seeking the Approval of an amendment to the Village Zoning Ordinance for Variances for the purpose of the Construction of an attached Private Garage in the R-1 District. The tract of land located at 815 Burgess Dr., Utica, IL.

Member Matt Cetwinski recused himself from the Planning Commission Meeting. Attorney Klein summarized the rules for the hearing process as well as the Petition. Chairman Guttilla asked Mr. Cetwinski to present his testimony. Mr. Cetwinski was sworn in by Attorney Klein.

Petitioners Exhibit #1: A set of documents containing 5 pages presented by Mr. Cetwinski.

Mr. Cetwinski stated that he is building a new home in Ridgeview Subdivision. It will have a 2 car garage attached to the home. He is seeking approval of a variance to allow him to construct an additional 2 car garage to be used for storage of building materials and equipment and for a wood shop.

Chairman Guttilla asked about the height of the building.

Mr. Cetwinski stated that the height would not require a variance and there are no issues with the setbacks.

The proposed garage will be 2,140 sq. ft. Two of the doors will face the road and two of the doors will face the side.

Member Chapman asked if all of the required setbacks would be met.

Mr. Cetwinski answered yes.

Member Chapman then asked if there will be extra lighting on the garage.

Mr. Cetwinski stated that the lighting will be standard with nothing extra.

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Testimony in support of the Petition: None

Testimony in opposition of the Petition: None

Village Exhibit #1: Notice of Hearing

Village Exhibit #2: Application for Zoning Variance

Village Exhibit #3: Map from Engineer Heitz

Attorney Klein then explained the factors that are examined when a Variance is being considered.

Zoning Enforcement Officer Curt Spayer stated that he went over the building permit application and there are no other issues with the construction.

Engineer Heitz also agreed that he has no additional concerns with the project.

It was then motioned by Member Chapman, seconded by Member Hamilton to close the Public Hearing at 6:20 pm.

All in favor

Motion Carried

Chairman Guttilla asked if there were any additional questions. Since there were none, it was then motioned by Member Hamilton, seconded by Member Munson to recommend approval of the Petition to Amend the Village Zoning Ordinance and Grant a Variance for the purpose of the Construction of an attached Private Garage in the R-1 District. The tract of land located at 815 Burgess Dr., Utica, IL.

4 Yes (Chairman Guttilla; Members Hamilton, Munson & Chapman)

Motion Carried

Member Matt Cetwinski then rejoined the Planning Commission Meeting.

The Minutes from the 8-4-16 Planning Commission meeting were discussed. It was then motioned by Member Munson, seconded by Member Chapman to approve the Minutes as presented.

4 Yes (Members Hamilton, Munson, Chapman and Cetwinski)

Motion Carried

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With no additional business, it was motioned by Member Hamilton, seconded by Member Chapman to adjourn the meeting at 6:25 pm.

All in favor

Motion Carried

Respectfully Submitted,

Laurie A. Gbur
Village Clerk